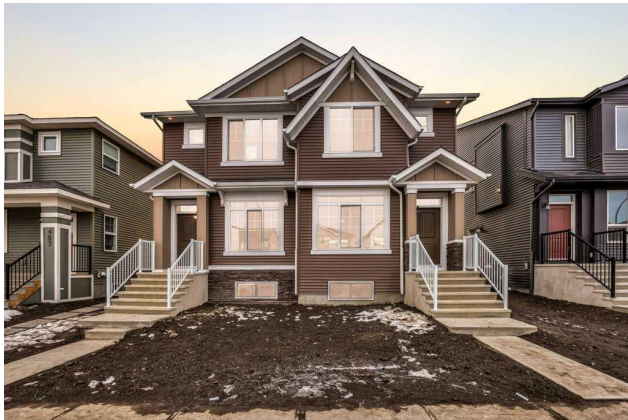


491 TEKARRA Drive, Calgary T3R2G4

MLS®#: **A2182814** Area: **Glacier Ridge** Listing Date: **12/11/24** List Price: **\$599,000**
 Status: **Active** County: **Calgary** Change: **-\$900, 13-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,466 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,592**
 Low Sqft:
 Ttl Sqft: **1,592**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Central,Forced Air** Flooring: **Carpet,Vinyl**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 27`6"	Kitchen	Main	9`11" x 12`5"
Dining Room	Main	13`3" x 10`7"	2pc Bathroom	Main	5`0" x 4`11"
Bedroom - Primary	Upper	10`11" x 13`8"	Bedroom	Upper	10`11" x 9`2"
Bedroom	Upper	10`7" x 8`11"	4pc Bathroom	Upper	7`6" x 4`11"
3pc Bathroom	Upper	7`7" x 5`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2410745

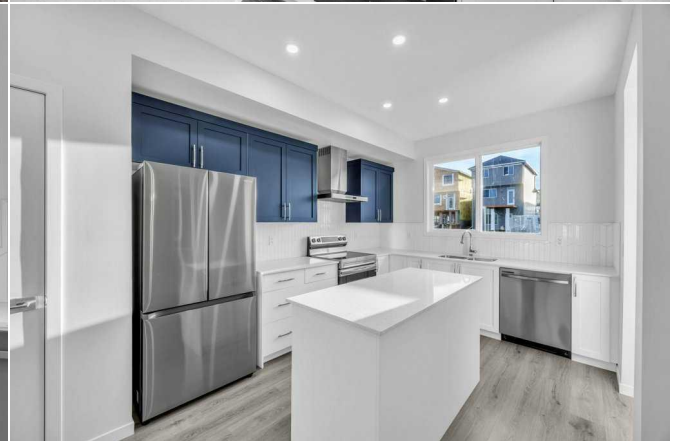
Remarks

Pub Rmks: **Brand NEW HOME | Discover the perfect blend of modern elegance and everyday comfort in this stunning 2024-built duplex, nestled in the vibrant Glacier Ridge community! This home welcomes you with 3 spacious bedrooms, 2.5 stylish bathrooms, and an open-concept floor plan designed to inspire with soaring ceilings, recessed lighting, and an abundance of natural light. The sleek, contemporary kitchen is a masterpiece, featuring quartz countertops, stainless steel appliances, chic two-tone cabinetry, a modern backsplash, and a generous walk-in pantry for all your storage needs. The bright and inviting living and dining areas provide an ideal setting for entertaining or creating cozy family moments. Upstairs, escape to the grand primary suite, complete with a walk-in closet and a spa-like ensuite, while two additional bedrooms, a well-appointed 4-piece bathroom, and a convenient upper-level laundry room add to the thoughtful design. Additional highlights include a mudroom with closet storage, a basement with a side entrance and legal suite rough-in for future customization, and a rear double parking pad with paved alley access. Enjoy easy access to major roads, transit options, grocery stores, and essential amenities. The Village Center offers incredible community perks like sports courts, walking paths, playgrounds, a spray park, an ice rink, and rentable event spaces. Complete with a full new home warranty, this home delivers style, comfort, and convenience in one irresistible package. Don't miss out — schedule your showing today!**

Inclusions: **Dishwasher, Dryer, Electric Stove, Chimney hood fan, Refrigerator, Washer**
Property Listed By: **PREP Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







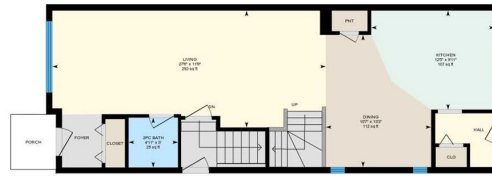






491 Tekarra Dr NW, Calgary, AB

Main Floor Exterior Area 770.57 sq ft
Interior Area 652.43 sq ft

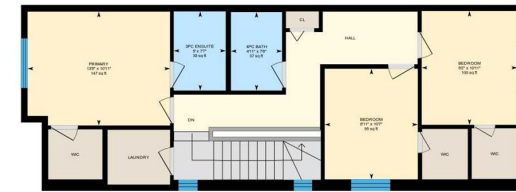


PREPARED: 2024/12/09

White regions are excluded from total floor area in GSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

491 Tekarra Dr NW, Calgary, AB

1st Floor Exterior Area 821.59 sq ft
Interior Area 742.87 sq ft
Excluded Area 6.02 sq ft



PREPARED: 2024/12/09

White regions are excluded from total floor area in GSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.